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lettings

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26 Holly Blue Close, St. Neots, PE19 6TD

Bedrooms: 4 Bathroom: 3

£350,000

experience better

Property Features

- TWO EXTRA LARGE EN SUITE BEDROOMS & GRAND DOUBLED HEIGHT CEILINGS
- CONVERTED GARAGE FOR AN IDEAL OFFICE / PLAYROOM
- LARGE KITCHEN / DINING ROOM WITH FITTED APPLIANCES
- FOUR VERY GOOD SIZE BEDROOMS
- FAMILY LOUNGE WITH JULIETTE BALCONY
- MASTER BEDROOM WITH EN SUITE AND JULIETTE BALCONY
- REAR GARDEN WITH ARTIFICIAL GRASS AND DECKING AREA
- TWO PARKING SPACES



A substantial 4 Bedroom Town House, features TWO extra large en-suite bedrooms with the master bedroom having a Juliette Balcony to the front. Extensive family living room (16ft x 15ft) with Juliette Balcony.

The first floor offers a third oversized double bedroom with French Doors and Juliette Balcony, a large single bedroom and Family Bathroom. A spacious kitchen / family room with fully integrated appliances, and a low maintenance rear garden with artificial grass and decking area.

The original garage has been professionally converted to provide a wonderful internal space for either a large Playroom or Home Office. Parking for two cars. Located close to the A1 this property offers excellent living space throughout. The property must be viewed to appreciate the size of accommodation on offer. The current owners have also agreed a forward purchase on a chain free property.



Room Details & Dimensions

Hallway

Composite front door leading to welcoming hallway, with access to the Cloakroom, Playroom and Kitchen Diner. Radiator and wood effect flooring.

Cloakroom

WC, Wash hand basin, wood effect flooring, window to front.

Playroom / Office *17' 2" x 8' 6" (5.23m x 2.59m)*

A large additional ground floor room providing an excellent space for either a Playroom or Office, with floor to ceiling windows, radiator and hard wood flooring.

Kitchen / Family Room *16' 5" x 16' 5" (5.00m x 5.00m)*

A spacious Kitchen area with large peninsular breakfast bar, a generous number of base and eye level cupboard in light oak with black contrasting worksurface.

Integrated Dishwasher, Washing Machine and Fridge Freezer. Electric Oven, Gas Hob, Stainless Steel Extractor and wall protector.

Large space for Dining Table or TV area, with French Doors leading to the garden. Under stair store cupboard, radiator and tiled flooring throughout.

First Floor Landing

Stairs leading to the first floor landing providing access to :



Living Room 16' 5" x 14' 9" (5.00m x 4.49m)

A spacious family Lounge with Juliette balcony with opening door and side windows to front, providing lovely natural light. Electric fire and TV point, radiators.

Bedroom 3 13' 1" x 9' 10" (3.98m x 2.99m)

A generous double bedroom with French Doors and Juliette Balcony to rear. Radiator and TV point.

Bedroom 4 9' 10" x 6' 7" (2.99m x 2.01m)

A large single bedroom with window to rear and radiator.

Bathroom

WC, pedestal wash basin and Bath tub with hand shower mixer taps. Tiling to walls, radiator and vinyl tiled flooring.

2nd Floor Accommodation

Master Bedroom 16' 5" x 14' 9" (5.00m x 4.49m)

A grand bedroom space with double height ceilings offers a wonderful master bedroom feel, with space to the side for dressing area and large wardrobe.

Juliette balcony with opening door and side windows. Radiator and TV point.

En Suite

WC, pedestal wash basin, shower cubicle with chrome shower controls, radiator and extra high ceiling.



Bedroom 2

A second oversized double bedroom space with double height ceilings with space to the side for dressing area and large wardrobe. Two windows to the rear. Radiator and TV point.

En suite 2

WC, pedestal wash basin, shower cubicle with chrome shower controls, radiator and extra high ceiling.

Garden

A low maintenance rear garden with decking area and planters, artificial grass, outside tap, lighting and rear gate.

Parking

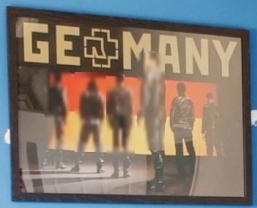
The property offers two block paved parking spaces to the front.





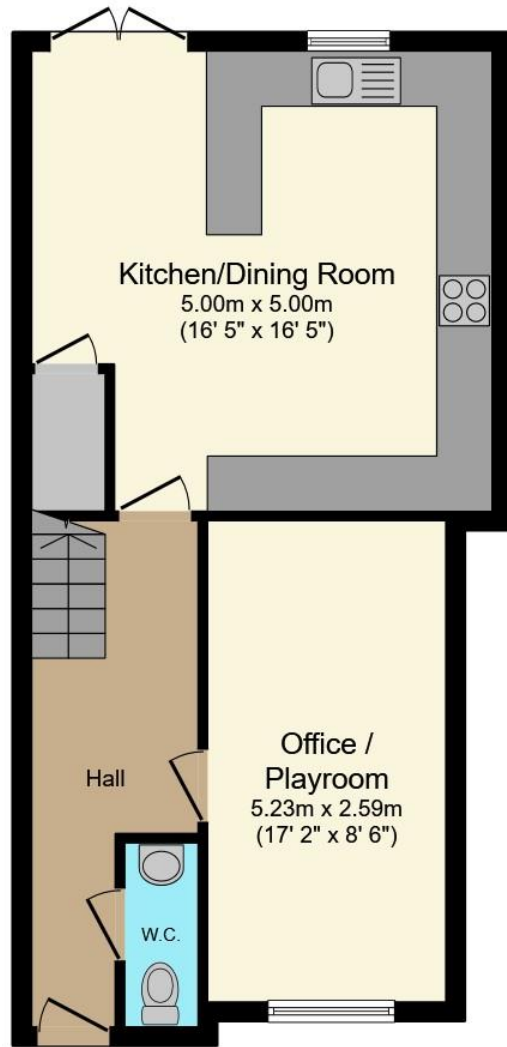
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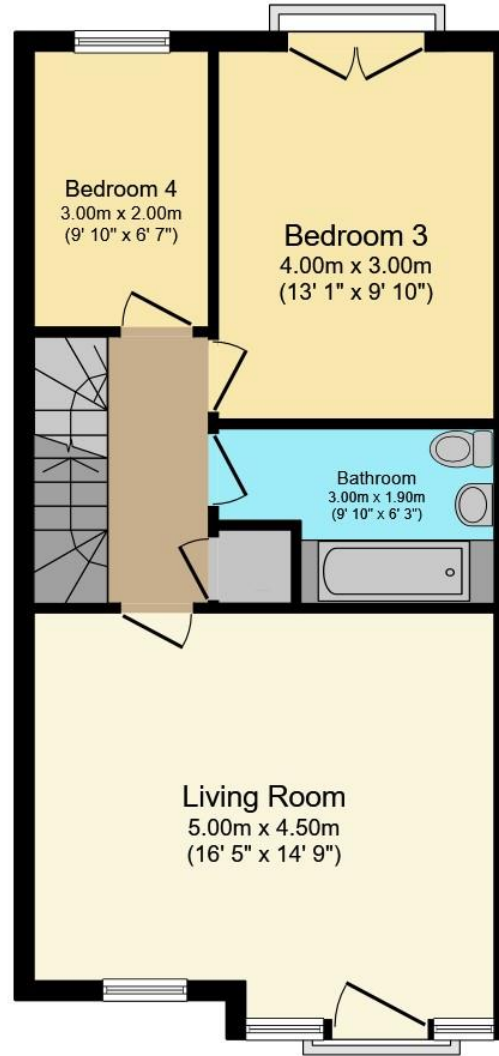


Floorplan



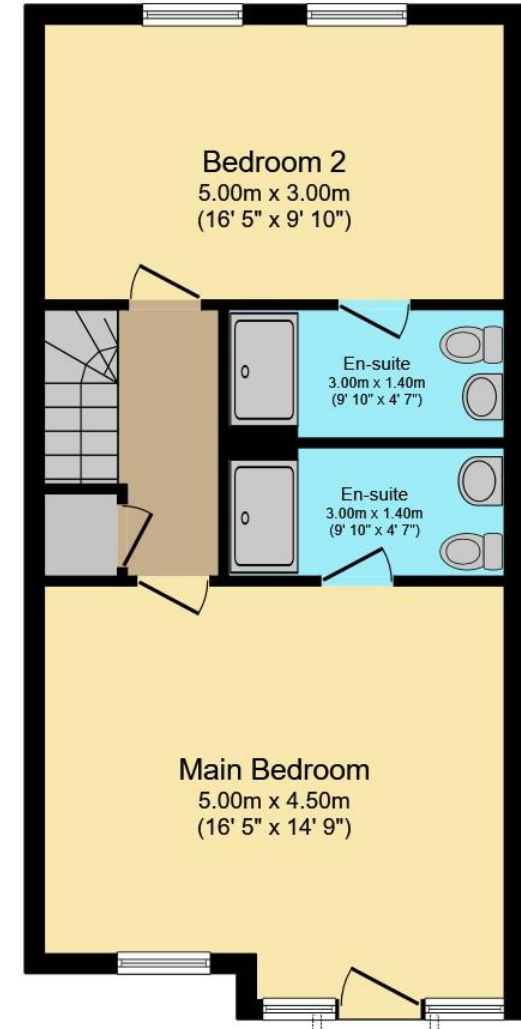
Ground Floor

Floor area 49.5 m² (532 sq.ft.)



First Floor

Floor area 52.4 m² (564 sq.ft.)

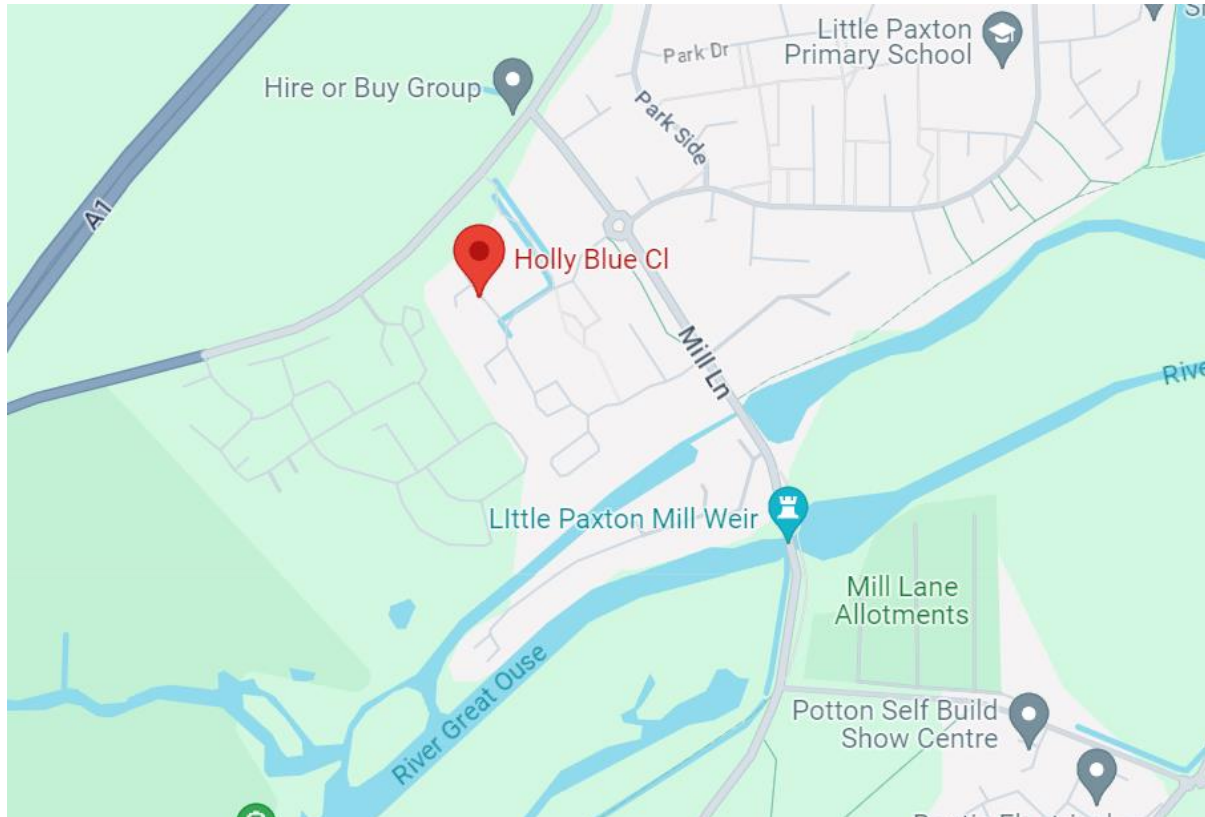


Second Floor

Floor area 51.8 m² (558 sq.ft.)

TOTAL: 153.7 m² (1,655 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Council Tax Band: E
Local Schools: Longsands Academy 1.5 Miles
EPC Rating: B
Tenure: Freehold

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.